

INFORMATIONAL REPORT

DATE ISSUED: June 15, 2009
REPORT NO: HCR09 - 041
SUBJECT: Activity Performance Report – Third Quarter FY 2009 (Citywide)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

This report includes a description of goals and performance information for the period January 1 through March 31, 2009. In addition to the key performance indicators described herein, (Attachment 1, Activity Performance Report), there were other achievements not easily described in statistical terms that are pertinent to the agency's Business Plan and goals and are outlined in this Report.

Following are the five (5) Business Plan Goals for FY 2009 – 2011

1. Continue to be the leading provider of affordable housing opportunities for lower income families and individuals in the City of San Diego.
2. Achieve financial independence and economic stability through the application of private sector business practices within the context that the agency's highest priority is to provide homes at below-market rates for those who can least afford it.
3. Become the regional housing leader, expert and authority in initiating and implementing new, progressive solutions to San Diego's affordable housing needs.
4. Provide a positive customer experience through the seamless, efficient and professional delivery of our products, programs and services.
5. Become an employer of choice in San Diego.

AGENCY HIGHLIGHTS

SDHC's Moving to Work Proposal Approved by Housing and Urban Development

In January, SDHC received approval from Housing and Urban Development to be reinstated as a "Moving to Work" (MTW) agency. MTW is a special HUD designation that grants housing authorities flexibility to operate more efficiently through exemptions from certain HUD rules and regulations.

PHADA Conference Hosted by SDHC

SDHC hosted the Public Housing Authorities Directors Association's 2009 Commissioners' Conference. SDHC President & CEO, Rick Gentry, gave the keynote address and was the guest speaker at a session about SDHC's public housing transition.

HOUSING DEVELOPMENT & FINANCE

Neighborhood Stabilization Program

On January 15, HUD announced approval of all Neighborhood Stabilization Program applications in the state, including the one submitted by SDHC on behalf of the City of San Diego. San Diego NSP resources

will be available for home buyers and developers for purchasing and renovating foreclosed residential properties.

New Allocation of Mortgage Credit Certificates

The California Debt Limit Allocation Committee (CDLAC) awarded SDHC an allocation of special “foreclosure” Mortgage Credit Certificates (MCCs) to help up to 100 moderate-income San Diegans (those earning up to 140% AMI) purchase bank-owned homes.

SDHC and City Secure \$8.9 Million For Supportive Housing

The City of San Diego and SDHC secured \$8.9 million in HUD grants for supportive housing grants for local nonprofit service providers. The grants will be used to provide affordable housing and social services to homeless and disabled individuals.

WORKFORCE & ECONOMIC DEVELOPMENT

HUD Awards SDHC Largest FSS Grant in the State

HUD awarded SDHC’s Workforce & Economic Development Department a \$396,000 grant for the agency’s Family Self-Sufficiency (FSS) program. The grant was HUD’s largest allocation to any California housing authority.

SDHC Participates in Financial Education Campaign

As part of ongoing efforts to provide financial education resources for affordable housing program clients and agency employees, SDHC participated in San Diego Saves (part of the national America Saves campaign).

POLICY & PUBLIC AFFAIRS

SDHC in the News

In the third quarter, SDHC was mentioned in 39 news stories (print and broadcast) focusing on the following topics: Neighborhood Stabilization Program allocations; SDHC’s successful transition from Public Housing to the current agency-owned affordable housing model; appointments and reappointments of SDHC commissioners; Rick Gentry joining SDHC as President & CEO; HUD grant awards to the FSS and Lead Paint Safety Programs; and grand openings of 16th & Market and Alabama Manor affordable housing developments.

Activity Performance Report – Third Quarter FY 2009 (Citywide)

June 15, 2009

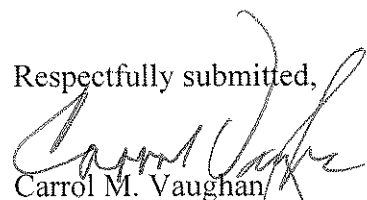
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FINANCIAL SERVICES

FY 09 Audit

The FY 2009 internal audit process has begun; the auditors are expected onsite at the beginning of June.

Respectfully submitted,



Carrol M. Vaughan

Executive Vice President &
Chief Operating Officer

Attachment 1: Activity Performance Report

ACTIVITY PERFORMANCE REPORT FY09

Activity: Goal	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Comments
Rental Assistance: Assist 13,780 families. ¹	Total: 13,854	Total: 13,769	Total: 13,761		Q1: Voucher Utilization rate for July – September was 100.5% Q2: Voucher Utilization rate for October – December 100% Q3: Voucher Utilization rate for January – March 99.8%
Rehabilitation/Owner Occupied: Provide financial assistance in the rehabilitation of 259 owner occupied residences consisting of: a. Deferred loans to 160 LI, VLI, and moderate single-family homeowners. b. Grants for 70 VLI mobile home owners. Lead-based paint reduction grants for 29 single-family owner-occupied homes.	SFR Def Loans: 12 Mobil Home Grants: 26 Lead Paint Grants: 1 Total: 39	SFR Def Loans: 12 Mobil Home Grants: 26 Lead Paint Grants: 1 Total: 36	SFR Def Loans: 12 Mobil Home Grants: 26 Lead Paint Grants: 1 Total: 42	13 29 0	YTD: 35- Single Family Residents YTD: 80- Mobil Home Grants YTD: 2- Lead Paint Grants YTD Total: 117
Rehabilitation/Rental Housing: Provide lead-based paint reduction grants for 87 rental housing units.	21	20	0		YTD: 41 Units
Rehabilitation/Rental Housing: Provide Accessibility Modification Grants to 15 Tenants with Disabilities.	7 Tenants served	8 Tenants served	10 Tenants served		YTD: 25 Tenants served
Major Renovations: \$2,984,080 budgeted to complete Capital Improvements at Commission owned and managed units	\$207,691	\$1,321,797	\$2,154,780.00		Q1: Represents 7% of FY 09 budget. Reporting is based on percentage of budget utilized during the FY. Fiscal Year Goals reflect budget revision 9 Q2: Represents 33% of FY 09 goal Q3: Represents 54% based on total available FY 09 Funding
Rental Development: Create or preserve 600 rental units through financing (new construction, acquisition, acquisition with rehabilitation) of 600 affordable units ² at/below 60%AMI	76 Units, Golden Age Garden Apts. 112 Units, Arbor Village Loan Closings 0 Completions 0	93 units, Village Green Apts. Loan Closing: 88 units, Dawson Ave. Seniors	83 units, Arbor Crest Apts. Loan Closing: 83 units, Arbor Crest Apts.		YTD: 369 Starts 171 Loan closings 0 Completions
Rental Development: Project Management support for 900 units in development	779 units supported this quarter	223 units supported this quarter	11 units supported this quarter		YTD: 1013 Units supported
Homeownership: Underwrite process and fund 80 first-time homebuyers ³ , loan and grants.	MCC's=19 DP/Closing Cost Asst Grant= 23 Affordability Restricted 3% = 6 Deferred Loans =16	MCC's=9 DP/Closing Cost Asst Grant= 34 Affordability Restricted 3% = 4 Deferred Loans =24	MCC's = 2 DP/Closing Cost Asst Grant=38 Affordability Restricted 3%=6 Deferred Loans=20		Q1: Assisted 31 first-time homebuyers with the purchase of their home by providing 19 Mortgage Credit Certificates, 16 FTHB Deferred loans, 6 Affordability Restrict 3% Deferred loans and 23 Down Payment/Closing Cost Assistance grants. Q2: Assisted 35 first-time homebuyers with purchase of their home by providing 9 Mortgage Credit Certificates, 24 FTHB Deferred loans, 4 Affordability Restricted 3% Deferred loans and 34 Down Payment/Closing Cost Assistance grants. Q3: Assisted 38 first-time homebuyers with the purchase of their home by providing 2 Mortgage Credit Certificates, 20 FTHB Deferred Loans, 6 Affordability Restricted 3% Deferred loans and 38 Down Payment/Closing Cost Assistance Grants

ACTIVITY PERFORMANCE REPORT FY09

Attachment 1

Activity: Goal		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Comments
<p>Special Purpose Housing: Provide a minimum of 50 temporary tenant-based rental assistant vouchers to graduates of transitional housing and domestic violence programs.</p> <p>Special Purpose Housing: Fund the development of at least two 20-bed special purpose housing facilities</p>	<p>Provided Home Tenant Based Rental assistance for 20 units of permanent supportive housing for victims of domestic violence.</p>	<p>Provided Home Tenant Based Rental assistant for 20 units of permanent supportive housing for victims of domestic violence</p>	<p>Provided Home Tenant Based Rental assistant for 20 units of permanent supportive housing for victims of domestic violence</p>	<p>Provided Home Tenant Based Rental assistant for 20 units of permanent supportive housing for victims of domestic violence</p>	<p>YTD: 20 Units</p>	
	<p>Starts: 34 Units, Townspeople 34th Street</p> <p>Completions: 20 units, TACHS/The Cove-Homeless & Mentally Ill Housing</p>	<p>Starts: 5 Units, Townspeople 34th Street</p> <p>Completions: 0</p>	<p>Starts: 0</p> <p>Completions: 0</p>	<p>Starts: 0</p> <p>Completions: 0</p>	<p>YTD: Starts: 39</p> <p>YTD: Completions: 20</p>	
<p>Special Purpose Housing: Provide a minimum of 200 units of permanent supportive housing for 225 homeless, disabled individuals and families</p>	<p>Provided rental assistance for 224 units of permanent supportive housing</p>	<p>Provided rental assistance for 224 units of permanent supportive housing</p>	<p>Provided rental assistance for 224 units of permanent supportive housing</p>	<p>Provided rental assistance for 224 units of permanent supportive housing</p>	<p>YTD: 224 units</p>	
	<p>Starts: 472 services at 4 sites. 586 participants 32 Enrollments and 4 FSS graduates. Escrow savings over \$16,346. 116 financial education, savings deposits of over \$44,401 35 homeownership education</p> <p>Services to senior / disabled included: 251 referrals and supportive services. 69 transportation services and 84 mobile health clinic services. A daily hot lunch program is also provided.</p>	<p>Starts: 5 Units, Townspeople 34th Street</p> <p>Completions: 0</p>	<p>Starts: 0</p> <p>Completions: 0</p>	<p>Starts: 0</p> <p>Completions: 0</p>	<p>YTD: Starts: 39</p> <p>YTD: Completions: 20</p>	
<p>Workforce & Economic Development</p> <ul style="list-style-type: none"> To assist SDHC tenants in gaining self-sufficiency and financial stability through workforce and development self-sufficiency programs⁴, financial education and asset building, 500 participants to be served. To provide programs support services and access to community resources in Economic Development Academies located in easily accessible, central locations. 	<p>472 services at 4 sites. 586 participants 32 Enrollments and 4 FSS graduates. Escrow savings over \$16,346. 116 financial education, savings deposits of over \$44,401 35 homeownership education</p> <p>Services to senior / disabled included: 251 referrals and supportive services. 69 transportation services and 84 mobile health clinic services. A daily hot lunch program is also provided.</p>	<p>944 mobile medical services at 4 sites. 629 FSS participants. 43 Enrollments and 5 FSS graduates. Escrow savings over \$17,684. 125 financial education, savings deposits of over \$57,340 79 homeownership education</p> <p>Services to senior / disabled included: 1,393 referrals and supportive services. 552 transportation services and 156 mobile health clinic services. A daily hot lunch program is also provided.</p>	<p>1,413 mobile medical services at 6 sites. 644 FSS participants 93 FSS enrollments and 20 graduates with escrow savings over \$116,886. 133 financial education participants, with savings deposits of over \$67,466. 142 homeownership education Services to senior/disabled included: 2,348 cumulative referrals and supportive services. 828 transportation services and 190 mobile health clinic services. A daily hot lunch program is also provided.</p>	<p>Provided rental assistance for 224 units of permanent supportive housing</p>	<p>YTD: 1,859 participants served 3,992 referrals and supportive services</p>	

ACTIVITY PERFORMANCE REPORT FY09

Activity: Goal	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Comments
<p>Workforce & Economic Development. Maintain funding and supportive resources for existing programs through grant applications and partnerships.</p> <p><i>Actively pursue federal and local funding from government agencies and private and corporate foundations.</i></p>	<p>Received two grants from HUD: \$396,000 funding (HCV) Coordinators and \$300,000 funding for Neighborhood Networks.</p> <p>Received \$150,000 from Health & Human Services (HHS) to fund the AFI Program (Federal Match) and \$105,000 from United Way and Union Bank to fund the AFI Program (Non-Federal Match).</p>	<p>Proposal to United Way to fund a Youth IDA Program. Partnered with CHW on United Way On-site Company Financial Education proposal.</p> <p>Secured tax preparation services on-site through Home Start.</p> <p>Hosted a Smart \$ Investment Workshop for Reinvestment Task Force and Citi.</p> <p>Secured participation in 2 national conference calls/webinars.</p>	<p>Received \$75,850 from United Way and \$1,000 from State Farm for Youth IDA Program.</p> <p>Received \$10,000 from H&R Block to support EDA activities. Proposals to Wells Fargo, Parker Foundation, PacifiCare & United Way.</p> <p>Assisted in presentation to National LIJSC and the Annie E. Casey Foundation with SD Asset Building Coalition.</p>		
<p>Property Management:</p> <ul style="list-style-type: none"> • Own/Manage/Maintain, 1782 units.⁵ Maintain 95% occupancy rate.⁶ 1572 Local units 112 State units 36 Public Housing units 	<p>94% Occupancy Local units 100% Occupancy State units 100% Occupancy Public Housing units</p>	<p>95% Occupancy Local units 99% Occupancy State units 100% Occupancy Public Housing units</p>	<p>94% Occupancy Local units 99% Occupancy State units 99% Occupancy Public Housing units</p>		

Note 1: All data shown is incremental for the reporting quarter only, unless otherwise indicated.

- 1 "Rental Assistance" includes all tenant-based and project-based rental housing assistance administered by the San Diego Housing Commission, including Section 8 (Vouchers, New Construction, and Moderate Rehabilitation). Project-based and sponsor-based assistance for persons with special needs is reported under Special Purpose Programs, below.
- 2 "Rental Development" includes newly affordable housing units with enforceable rental restrictions constructed, acquired and/or acquired and rehabilitated, and extension of affordability restrictions that would otherwise be terminated. Goal reflects only units utilizing direct HC loans. Starts include projects for which a financing mechanism was approved by the appropriate authority. Completion is when authority is received to occupy the units or equivalent. Recent experience shows that for each 10 units started, about 6 units are completed, with the balance of the projects being canceled.
- 3 "Homeowners" includes newly developed for-sale units and first-time homebuyers receiving assistance in acquiring a home using one or more of the tools administered by the San Diego Housing Commission. Each first-time homebuyer may receive more than one form of assistance (e.g., down payment grant plus shared equity loan). Completion is defined as the point when the homebuyer assumes title, except when the only form of assistance in issuance of a Mortgage Credit Certificate (MCC); completion of MCC-only is defined as the point when the MCC is issued, which may be later than close of escrow and assumption of title.
- 4 "Workforce & Economic Development" includes families resident in publicly owned affordable housing or receiving rental assistance enrolled in family self-sufficiency programs administered by the San Diego Housing Commission.
- 5 "Property Management" includes all housing units owned, managed or maintained by the San Diego Housing Commission.
- 6 "Occupancy Rate" reflect all units managed by the agency.

ACTIVITY PERFORMANCE REPORT FY09

Attachment 1

Rental Housing Production
 NOFA Funding
 Rental \$28,985,450
 Special Purpose Housing
 \$1,000,000

Developer	Unit Count	Type	Status
Village Green	92	Acq/Rehab	Pending bond allocation
34th Street	34	Acq/Rehab	Pending other funding sources
Arbor Village	112	Acq/Rehab	Pending other funding sources
Arbor Crest	83	New Construct	Pending other funding sources
Balance Available:		14,166,941	
Projects in the Pipeline:			
Special purpose		(1,500,000)	
Special purpose		(1,500,000)	
Special purpose		(6,000,000)	
Possible Projects:			
Family		(4,000,000)	
Family		(4,000,000)	
Budget Balance:		(2,833,059)	

No changes for 2nd quarter

No changes for 3rd quarter